

Subject: Congratulations to Shane for his LA Times op-ed

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LASI Board,

It slipped my mind at last week's board meeting, but I'd be remiss if I didn't offer a public congratulations to our project director Shane Phillips for his recent publication on the LA Times op-ed page. When he's not busy working to bring streetcars back to downtown LA, he's writing about how to make the most of our transportation investments and build enough transit-oriented housing for our region.

His article was titled "[Why is L.A. too pricey? Blame low vacancy rates, not luxury high-rises](#)," and it uses data to show that low regional vacancy rates, not new development, is the culprit behind our affordable housing crisis. Shane also writes at his own site, [Better Institutions](#).

Congrats on the well-deserved recognition in our favorite newspaper of record.

Steve Needleman, Chairman
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